



Cambridge Close, Haverhill, CB9 9HP

**CHEFFINS**



## Cambridge Close

Haverhill,  
CB9 9HP

A very well presented three bedroom house with excellent links to the town centre and bus routes to Cambridge. The property benefits from rear garden and refitted shower room. Available 8th August 2025.

- Three Bedrooms
- Living Room
- Downstairs WC
- EPC Rating C
- Council Tax Band B
- Minimum 12 Month Tenancy



**£1,250 PCM**





## GROUND FLOOR

### Entrance Hall

Storage cupboard, stairs to first floor, doors to:

### Kitchen

Fitted with wall and base units with worktop over, electric oven and hob with extractor over, space for appliances, window to front

### Living/Dining Room

Doors to garden

### Downstairs WC

Fitted with wash hand basin and wc

## FIRST FLOOR

### Landing

### Bedroom One

Window to front, storage cupboard

### Bedroom Two

Window to rear, storage cupboard, airing cupboard

### Bedroom Three

Window to rear

### Shower Room

Fitted with shower enclosure, wash

hand basin, wc, obscure window to front

## OUTSIDE

### Rear Garden

Patio area leading to lawn with path leading to rear access gate, shed, enclosed by timber fencing

### Holding Deposit

£288.00

### Material Information

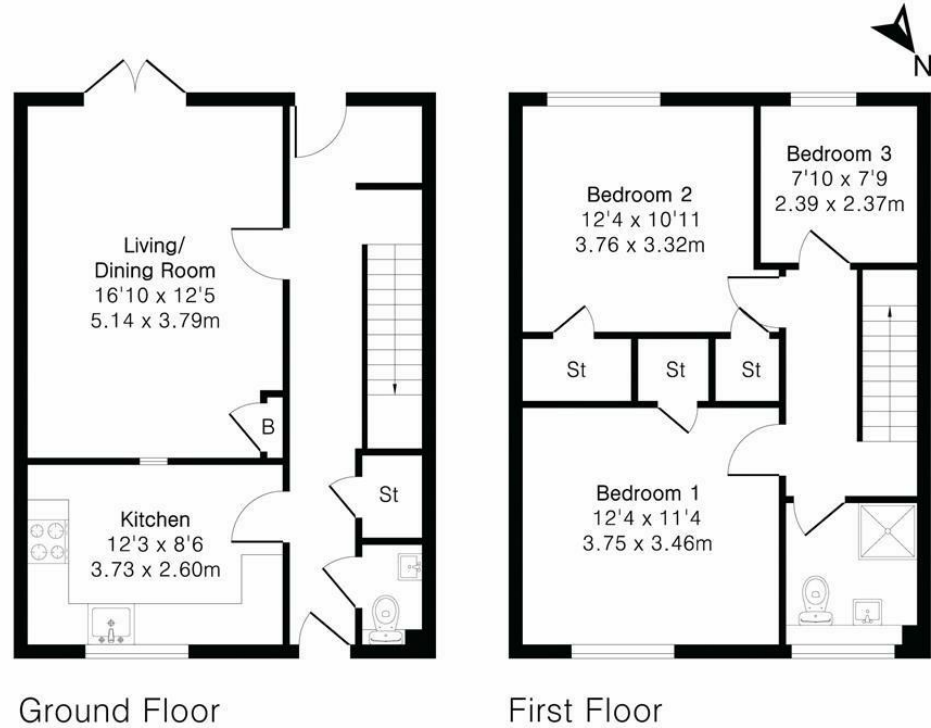
For more information on this property please refer to the Material Information brochure on our Website




**Approximate Gross Internal Area 978 sq ft - 90 sq m**

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 489 sq ft – 45 sq m



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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